041.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	783,300 / 783,300
					USE VALUE:	783,300 / 783,300
					ASSESSED:	783,300 / 783,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
182		MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GAO YIWEN	
Owner 2:		
Owner 3:		
Street 1:	C/O KNOX FINANCIAL	
Street 2:	31 MILK ST PO BOX 960969	
Twn/City:	BOSTON	
St/Prov:	MA	Cntry:
Postal:	02196	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	BRAGG LINDA A -
Owner 2:	-
Street 1:	182 MYSTIC VALLEY PKWY
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1675 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5420.000	363,400	400	419,500	783,300
Total Card	0.124	363,400	400	419,500	783,300
Total Parcel	0.124	363,400	400	419,500	783,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.64 | /Parcel: 467.64

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 27795

GIS Ref

GIS Ref

Insp Date 11/30/18

!3400!

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	363,400	400	5,420.	419,500	783,300		Year end	12/23/2021
2021	101	FV	353,100	400	5,420.	419,500	773,000		Year End Roll	12/10/2020
2020	101	FV	360,600	400	5,420.	419,500	780,500	780,500	Year End Roll	12/18/2019
2019	101	FV	320,500	0	5,420.	445,700	766,200	766,200	Year End Roll	1/3/2019
2018	101	FV	320,500	0	5,420.	325,100	645,600	645,600	Year End Roll	12/20/2017
2017	101	FV	320,500	0	5,420.	283,100	603,600	603,600	Year End Roll	1/3/2017
2016	101	FV	320,500	0	5,420.	241,200	561,700	561,700	Year End	1/4/2016
2015	101	FV	308,200	0	5,420.	236,000	544,200	544,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:01:35

LAST REV

Date	Time
10/18/21	08:53:48
jorourke	

PAT ACCT. 3400

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRAGG LINDA A,	62976-588		11/25/2013		595,000	No	No		
GUSS WILLIAM C	41275-225		10/24/2003		480,000	No	No		
	16084-594		4/1/1985		145,000	No	No		Y

USER DEFINED

Prior Id # 1:	27795
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2017	769	Siding	18,950	C				
4/8/2016	410	Re-Roof	7,500					reroof
6/16/2015	686	Manual	3,000		6/16/2015			Build rear deck.
8/1/2007	642	Redo Bat	20,000			G9	GR FY09	re-model eexisting
6/5/2007	409	Renovate	20,000			G9	GR FY09	interior reno/redo

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2021	Mail Update	JO	Jenny O
9/15/2021	Mail Update	JO	Jenny O
9/14/2021	Mail Update	JO	Jenny O
11/30/2018	MEAS&NOTICE	HS	Hanne S
1/7/2009	Meas/Inspect	294	PATRIOT
3/16/2004	MLS	HC	Helen Chinal
3/3/2000	Mailer Sent		
3/1/2000	Measured	264	PATRIOT
8/17/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5420		Sq. Ft.	Site		0	80.	0.97	1			Med. Tr	-10					419,473						419,500	

Total AC/HA:	0.12443	Total SF/SM:	5420	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	419,473	Spl Credit		Total:	419,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Good
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29417181
Const Adj.:	0.98000199
Adj $ / SQ:	164.878
Other Features:	108338
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	446453
Depreciation:	83040
Depreciated Total:	363412

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

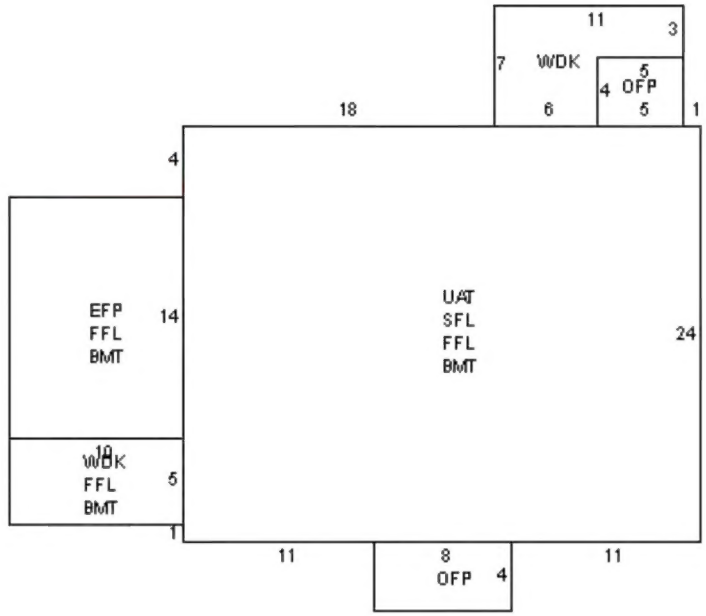
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.88
Special Features:	0	Val/Su Net:	120.37
Final Total:	363400	Val/Su SzAd	222.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	910	49.460	45,012
FFL	First Floor	910	164.880	150,039
SFL	Second Floor	720	164.880	118,712
UAT	Upper Attic	180	78.320	14,097
EFP	Enclos Porch	140	45.740	6,403
WDK	Deck	107	15.040	1,609
OFP	Open Porch	52	43.120	2,242
	Net Sketched Area:	3,019	Total:	338,114
Size Ad	1630	Gross Area	3559	FinArea 1675

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	7X10	A	AV	2000	6.00	T	15.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400

IMAGE

AssessPro Patriot Properties, Inc